

# £ SOLD



**34 Rathfriland Road**  
Dromara  
BT25 2JG

Offers In Region Of  
£85,000

- Three Bedroom End Terrace House
- Recently Refurbished
- Lounge With Open Fire
- Kitchen With Breakfast Bar Area
- Family Bathroom
- Enclosed Front and Rear Gardens
- Oil Fired Central Heating
- PVC Double Glazing
- Ideal First Time Buy or Investment

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 2+    | A             |         |           |
| 1-31  | B             |         |           |
| 9-80  | C             |         |           |
| 5-68  | D             | 64   D  | 66   D    |
| 9-54  | E             |         |           |
| 1-38  | F             |         |           |
| -20   | G             |         |           |

3 The Square  
Ballynahinch  
BT24 8AE

T 028 9756 4400

49 - 51 Market Street  
Downpatrick  
BT30 6LP

T 028 4461 2100

3 Newry Street  
Banbridge  
BT32 3EA

T 028 4062 2226

**Sales and lettings:**  
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**QUINN**  
Property Sales &  
Letting Specialists

We are delighted to bring to the market this recently refurbished end terrace house on the Rathfriland Road, which provides easy access for commuting to Belfast, whilst also being located centrally in the historic village of Dromara. The property is sure to appeal to several types of purchasers including first time buyers and investors.

To arrange a viewing or for further information please contact Quinn Estate Agents on 02897 564400.

#### GROUND FLOOR

The ground floor comprises entrance hall, lounge with open fire, kitchen with breakfast bar and bathroom.

#### FIRST FLOOR

The first floor comprises three bedrooms.

#### EXTERNAL

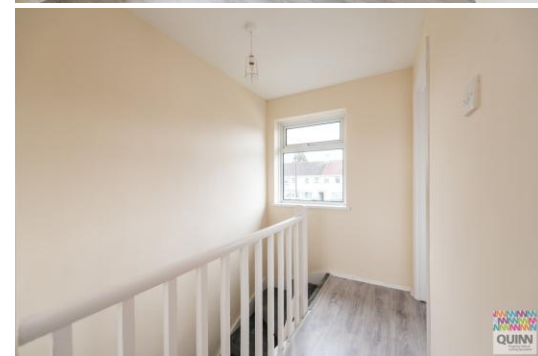
The property benefits from an enclosed front and large rear garden.

#### LOCATION

The property is conveniently located on the Rathfriland Road beside the filling station in the centre of Dromara Village. Dromara is a short distance from a number of main routes to Belfast and Newry including the A1 Dual Carriageway.

#### ADDITIONAL INFORMATION

Point of Contact: Lindsey Torney  
Lindsey can be contacted by mobile on 07703612257 or by emailing [lindsey@quinnestateagents.com](mailto:lindsey@quinnestateagents.com)



#### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

#### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.